

Cash for Grass Program Terms and Conditions

(Nipomo Mesa Water Conservation Area and Paso Robles Groundwater Basin)

The Cash for Grass Program offers monetary incentives for property owners who remove irrigated turf and replace it with approved low water using plants and groundcover. Incentives are available to qualifying property owners on a first-come, first-served basis while funding is available. The Cash for grass program generates water savings credits that can be purchased by applicants from within the same groundwater basin who need to meet water neutrality requirements for new construction. Funding availability is subject to change at any time.

Applicability:

- Property must overlie and use water from the Nipomo Mesa Conservation Area or the Paso Robles Groundwater Basin.
- The turf area to be converted must have a dedicated irrigation system at the time of application. Brown lawns are eligible if left intact. Conversions that are initiated prior to County inspection and approval are ineligible for a rebate.
- A minimum of 500 square feet of turf area must be converted to qualify for a rebate. A maximum rebate amount of \$3000 may be issued.

Application:

- Program applicants must submit a completed application to water@co.slo.ca.us or 976 Osos St Room 300 San Luis Obispo, CA 93401. Application must include a detailed landscape replacement plan that conforms to the following conditions.

Replacement Landscaping Standards:

- Turf replacement materials must be permeable to air and water.
- A minimum of 60% replaced area must be living material. This area can include living groundcovers, shrubs, trees, vines, and bulbs.
- All plants must be low water using plants listed on the list maintained by the County for the specific area.
- Front and back yard landscapes must each include a minimum of one tree. Existing trees may fulfill the requirement.
- Mulch is required on all exposed soil surfaces.

- Plants must be installed no closer than the stated mature width as outlined in the New Sunset Western Garden Book. A minimum of 2" of bark mulch shall be placed (and annually maintained) on all bare earth between the plants.
- If artificial turf is used in the replacement landscaping, it must be installed by a licensed landscape contractor. The contractor must prepare the landscaped area for installation according to the manufacturer's specifications. Turf must be securely fastened to the ground and seams shall be glued and stapled to minimize tears. Product installed must be permeable to water and air and must be non-flammable. Patio carpet and/or Astroturf are ineligible. Product installed must have a minimum ten (10) year manufacturer warranty. Artificial turf must not encroach upon living plants/trees and must end at least 3 inches from the base of any plant/tree.
- Watering systems used, if any, must be a low volume drip irrigation system equipped with a pressure regulator, filter, and emitters. All irrigation systems shall have "Smart" Irrigation Controllers. Automatic irrigation controllers utilizing either evapotranspiration or soil moisture sensor data are required for irrigation scheduling in all irrigation systems. The pressure regulator and filter must be installed at the valve. The system must be free of leaks and malfunctions. Drip systems on slopes must have inline check valves (one for every 3 feet of elevation change to percent low-head drainage. Drip lines must be installed parallel to the slope, not perpendicular. Bubbler systems may be permitted if using low flow bubblers individually located at plant bases.
- Each drip emitter must be rated at less than two and one-half (2.5) gallons per hour (gph). Overhead spray systems (including microspray), soaker hoses or emitters with an adjustable flow may not be used. If only partial removal of a turfed area is proposed, the sprinkler system must be properly modified to provide adequate coverage to the remaining turf without spraying the converted area (narrow turf areas often waste water and should be avoided).

Process:

- County staff will review application for completeness and ensure that the replacement landscaping plan meets program requirements.
- Pending program funding availability, staff will call to schedule a pre-conversion inspection.
- County staff will conduct a site inspection to measure the turf area to be converted, take pre-conversion photos, and verify the feasibility of the replacement landscaping plan.
- Conversions must be completed within four months (120 days), beginning with the day of pre-conversion inspection.
- Staff will perform a final inspection after replacement landscaping has been installed to verify that program requirements have been met.

- A rebate incentive will be issued after final inspection has been completed and the County has verified that replacement landscaping meets program requirements. If the converted area does not meet requirements at time of inspection, the applicant may be permitted to bring the area into compliance with program conditions within a period of three months from the date of inspection.
- Rebates will be issued in the amount of 1 dollar per square foot for a minimum of 500 square feet, up to a maximum of \$3000.
- Property owners agree to maintain the low water use landscaping in perpetuity and to inform future buyers of the property of the agreement.

Agreement

I (print name), _____, am the legal owner of the property described above or have obtained written consent from the property owner to participate in the "Cash for Grass" program. I am voluntarily participating in the County of San Luis Obispo's "Cash for Grass" program and will perform the installation of irrigation equipment and landscape materials described above. I independently selected materials, supplies and labor for the purpose of performing the installation. I agree that all work performed complies with applicable state and local laws, ordinances and regulations. As long as I maintain ownership of the property, I agree to retain the new irrigation hardware and/or landscape, or replace them in the future with hardware or landscape materials that conform to equal or better standards of water conservation. I understand that the replacement low water use landscaping must remain in place in perpetuity, and that if I sell the property, I must inform the future owners of their obligation to participate in this agreement.

I will allow the County to conduct site visits to my property within five years of the date of this Agreement for purposes of collecting data and photographs of the project site. The County will contact me in advance to arrange times for these visits.

I agree that by virtue of program inspections, the County of San Luis Obispo makes no determination with respect to whether materials and equipment are free of defects, the quality of the workmanship, the suitability of the premises or the materials or equipment for the installation. I also understand that the installation of irrigation equipment and landscape materials described above may not result in lower water costs. I agree to defend, indemnify and hold harmless the County of San Luis Obispo, its directors, officers, agents and employees against any and all loss, liability, expense, claims, suits and damages, including attorney's fees, arising out of or resulting from the installation of irrigation equipment and landscape materials or from participation in this program.

I am responsible for complying with all applicable laws, regulations, ordinances, or other legal requirements, and nothing in this agreement shall excuse or modify any such requirements.

By signing below, I agree that any water credits attributable to the water savings from the installation of a low water use landscape initiated through the Program, if any, shall be held by the County. I certify

that the information on this Application is true and correct and that I have read, understand and agree to the standards, process, terms, and conditions of this rebate program.

Signature: _____

Date: _____

Cash for Grass Program Application

(Nipomo Mesa Water Conservation Area and Paso Robles Groundwater Basin)

Applicability	
The Cash for Grass Rebate Program is administered on a first-come, first-serve basis subject to availability of program funding. Property owners in the Nipomo Mesa Management Area and the Paso Robles Groundwater Basin who meet the criteria outlined in the attached Terms and Conditions may apply for a rebate. Application must be received and approved prior to turf removal.	
Property is located in the (select one):	<input type="checkbox"/> Paso Robles Groundwater Basin <input type="checkbox"/> Nipomo Mesa Water Conservation Area

Property Information
Address (where turf will be removed):
Assessor Parcel Number:

Property Owner Information	
Name (Please type or print clearly. This will be the name that will appear on the rebate check. Person listed must be the property owner of record or his or her legally authorized representative):	
Mailing Address:	
Primary Phone:	Secondary Phone:

Contractor Information (If applicable)	
Contractor Name:	
Address:	
Phone:	
State License #:	Expiration Date:
Business Tax Certificate #:	Expiration Date:

Project Information
Square footage of turf to be removed: (County staff will verify measurement during initial site inspection)
Please attach the following (required): <ul style="list-style-type: none">List of plant types and numbers of plants that will replace turf (minimum 60% must be living material).List of groundcover materials that will replace turf (must be permeable to air and water)Landscape plan showing replacement materials and plants in approximately the required proportions<ul style="list-style-type: none">Groundcovers: 20%,Low shrubs: 40%Tall shrubs: 20%Trees: one front yard and one back yard tree minimum (existing trees qualify)Landscape plan must conform to the requirements of any landscape ordinance, if applicable, for the area.

I am the property owner of record or his or her legally authorized representative. I have read, understand, and agree to the attached Terms and Conditions, which are incorporated herein by reference.

X

Signature of property owner or Legally Authorized Date
Representative (Attach authorization documentation)